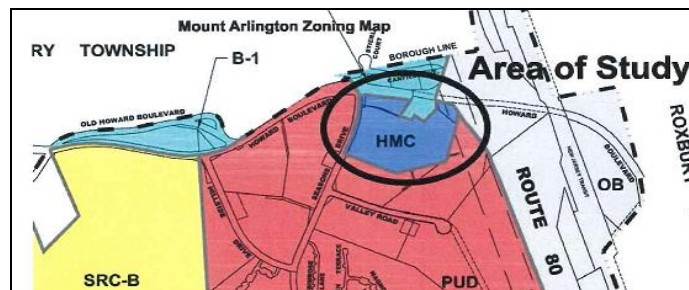


Plans, Master Plans and Amendments

Report to the Board March 15th 2014 through April 10th 2014

Municipality	Mount Arlington Borough
Document	Planning Report and Proposed Amendment to the Land Use Element of the Master Plan
Public Hearing	4/9/14
Summary	Examination of three lots in the Hotel Motel Conference (HMC) zone located along Howard Boulevard, west of Route 80 and proposed zoning changes.

- The three lots within the study area cover approximately 12 acres and front on Howard Boulevard and Seasons Drive. These include a hotel (zoned HMC, 8.93 ac.), a bank (zoned HMC, 1.5 ac.) and a Boat Sales/Repair establishment (zoned B-1/HMC, 2.1 acres). The HMC zone is intended for large planned developments of hotels, motels and conference centers on lots 10 acres or greater. The B-1 Business Zone is a general commercial zone that permits a range of commercial development with a 20,000 s.f. minimum lot size.



- The last Master Plan Reexamination was completed in 2005. Since then, development patterns in the area have solidified and a subdivision created a split lot zoning situation in the HMC zone. Hotel development occurred on the largest of the lots while the other two parcels remain undersized and contain non-conforming uses. These parcels may not be redeveloped in the HMC zone without use and bulk variances.
- The Report finds that the lot sizes for the two undersized lots are inconsistent with the HMC zone and that current development patterns and the intent of the Master Plan promote retail services along the frontage of Howard Boulevard with larger planned developments behind. The Report also finds the existing uses generally consistent with the current B-1 zone and supports elimination of the split lot zoning situation which currently exist. It is therefore proposed that the larger of the three lots be retained in the HMC zone, while the two smaller lots be rezoned from HMC and B-1/HMC to B-1 in their entirety.

